

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: David Quigley, Planning & Zoning Manager/(954) 797-1075

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Variance

AFFECTED DISTRICT: District 3

ITEM REQUEST: Schedule for Council Meeting

TITLE OF AGENDA ITEM: V 2-1-10, Huber & Cornide, 3789 Gulfstream Way (AG)
Planing & Zoning Board recommended approval

REPORT IN BRIEF: The petition is to provide a 25 foot side setback were a minimum of 35 foot side setback is required by the Land Development Code Section 12-81. The existing residential dwelling was lawfully built with a 25 foot side setback and in compliance with the zoning regulations that existed at the time. The Town of Davie adopted the Rural Lifestyle Development Regulations in 2002 which changed the side setback requirements from 25 to 35 foot. Planning & Zoning Board recommended approval.

PREVIOUS ACTIONS: N/A

CONCURRENCES: At the Match 10, 2010 Planning & Zoning Board meeting, Mr. DeArmas made a motion, seconded by Mr. Farkas, to approve based on the fact that it has been within the guidelines of the approval process in prior times and that there was a homeowners' association consent form along with the neighbors' approval letters. In a roll call vote, the vote was as follows: Chair Turin – yes; Vice-Chair Busey – yes; Mr. DeArmas – yes; Mr. Farkas – yes; Mr. Jacob – yes. (Motion carried 5-0)

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Other - Staff finds the application complete and suitable for transmittal to the Town Council for further consideration.

Attachment(s): Planning Report, Exhibits

Application: V 2-1-10/10-62 Huber & Cornide Variance
Original Report Date: 02/23/10

Revision(s): 03/11/10

TOWN OF DAVIE
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner/Petitioner

Name: Timothy Huber & Carmen Cornide
Address: 3789 Gulfstream Way
City: Davie, Florida 33328
Phone: (954)649-7374

Background Information

Date of Notification: March 3, 2010 **Number of Notifications:**
172

Petitioner's Request: To provide a 25 foot side setback were a minimum of 35 foot side setback is required by the Land Development Code Section 12-81.

Address: 3789 Gulfstream Way

Location: Generally located on Gulfstream Way, west of Nob Hill Road

Future Land Use Plan Map: Residential 1DU/AC

Existing Zoning: AG, Agricultural District

Existing Use: Single-Family Home

Parcel Size: 0.80 acres (35,000 square feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	Single-Family Home	Residential 1DU/AC
South:	Single-Family Home	Residential 1DU/AC
East:	Single-Family Home	Residential 1DU/AC
West:	Single-Family Home	Residential 1DU/AC

	<u>Surrounding Zoning:</u>
North:	AG, Agricultural District
South:	AG, Agricultural District
East:	AG, Agricultural District
West:	A-1, Agricultural District

Zoning History

Related zoning history:

Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-309), Land Development Code, review for variances.

Land Development Code (Section 12-81) of the Land Development Code. Conventional Single-Family Development Standards. Required side setback is 35 feet.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 2. This Planning Area includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 100.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Staff Analysis

The following information is staff's analysis (*italic font*) based on the criteria established in the Town of Davie's, Land Development Code, Section 12-309(B)(1) for variance applications:

- (a) There are special circumstances or conditions applying to the land or building for which the variance is sought; which circumstances or conditions are peculiar to such land or building and do not apply generally to land or buildings in the same district; and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the application of the reasonable use of such land or building for which the variances are sought; and that alleged hardship is self-created by any person having an interest in the property.

The existing residential dwelling was lawfully built with a 25 foot side setback and in compliance with the zoning regulations that existed at the time. The Town of Davie adopted the Rural Lifestyle Development Regulations in 2002 which changed the side setback requirements from 25 to 35 foot. Although the proposed addition can be designed to meet the 35

foot side setback, there may be little or no public benefit to applying the new setback requirement to such a minor additions.

- (b) The granting of the variance is necessary for the reasonable use of the land or building and that the variance as requested is the minimum variance that will accomplish this purpose.

The variance is not necessary for reasonable use of the land.

- (c) Granting of the requested variances will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare because the proposed additions would be in alignment with the previously established setbacks.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

Planning and Zoning Board Recommendation

At the March 10, 2010 Planning & Zoning Board meeting, Mr. DeArmas made a motion, seconded by Mr. Farkas, to approve based on the fact that it has been within the guidelines of the approval process in prior times and that there was a homeowners' association consent form along with the neighbors' approval letters. In a roll call vote, the vote was as follows: Chair Turin – yes; Vice-Chair Busey – yes; Mr. DeArmas – yes; Mr. Farkas – yes; Mr. Jacob – yes. (Motion carried 5-0)

Town Council Action

Exhibits

1. Justification Letter
2. Mail-out Map
3. Mail-out
4. Conceptual Site Plan
5. HOA Letter of Approval
6. Support Letters from Adjacent Neighbors
7. Future Land Use Plan Map
8. Aerial, Zoning, and Subject Site Map

Prepared by: _____
Reviewed by: _____

File Location: P&Z\Development Applications\Applications\V_Variance\V_10\V 2-1-10 Huber & Cornide



Licensed

CC#09-CGC-C-15887-X

Insured

6919 W. Broward Blvd. Suite #267 Plantation, FL 33317

954-654-2598

February 5, 2010

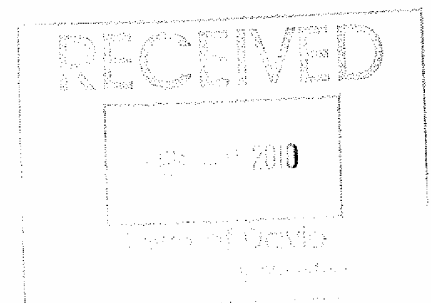
To whom it may concern:

On behalf of Carmen Cornide and Timothy Huber, we are requesting for the variance on set back from 35 feet to 25 feet. When house was built the setback was 25 feet then was changed to 35 feet.

Thank you for your consideration in this matter.

Bryan Leiman

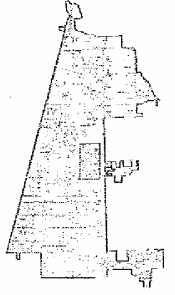
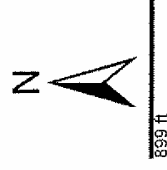
Full House Contracting and Remodeling, Inc.



Mail-Out Map V 2-1-10



- Address points
- Town Boundary
- Streets
- DEDICATION
 - STATE RD
 - COUNTY RD
 - LOCAL PAVED RD
 - LOCAL UNPAVED RD
 - PRIVATE RD
- Parcels
- Water_Features
- Parks



GIS MAP DISCLAIMER
 The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Dave cannot assume liability for any damages caused by any errors or omissions in the data.

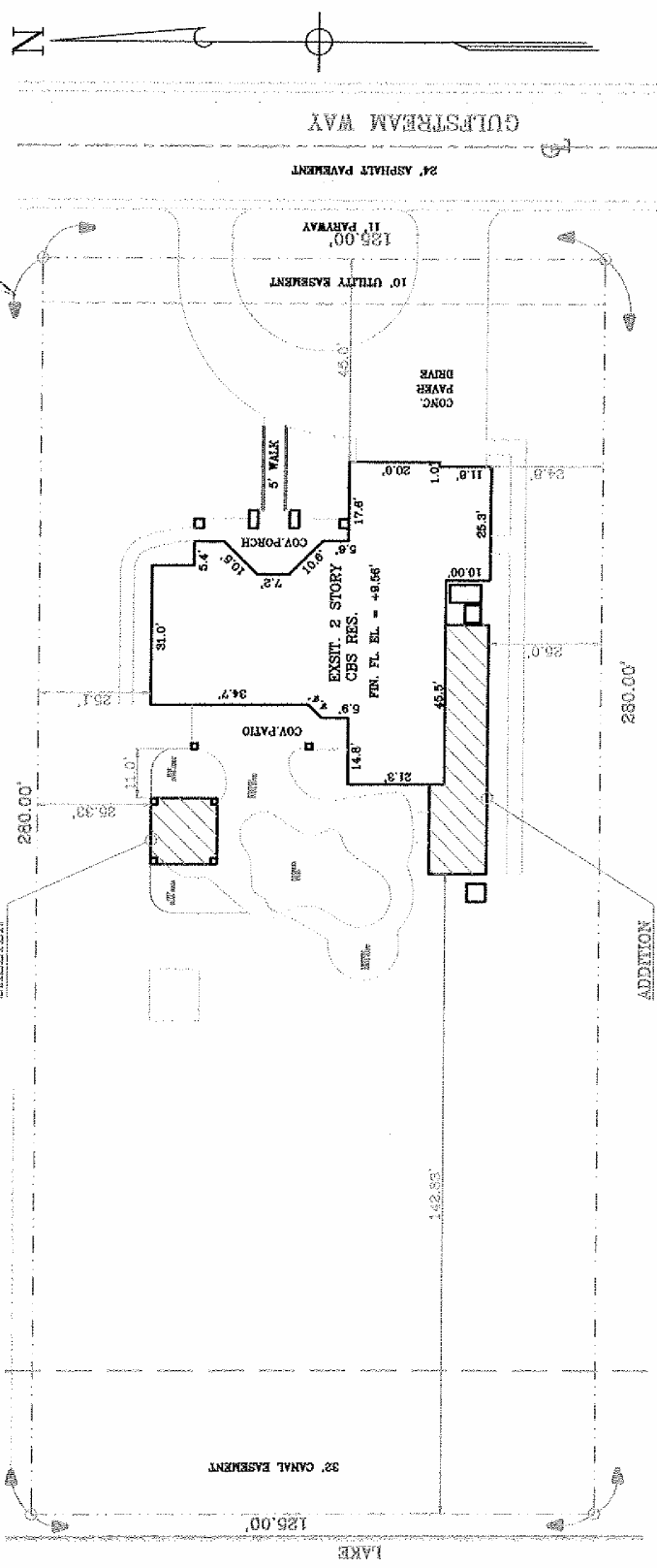
NAME_LINE_	ADDRESS_LI	ADDRESS_	ADD	ADDRESS__1
AGER,BRIAN R &	3751 SW 106 TER	DAVIE	FL	33328
ALLEN,PETER	4360 PETERS ROAD	FORT LAUD	FL	33317
ALMAN,DANIEL G & JANE H 1/2 INT	10651 SW 37 PL	DAVIE	FL	33328
ALTERMAN,STEVEN & CAROL	3691 SW 106 TER	DAVIE	FL	33328
ALVARADO,CLARK & JOANNE	3850 SW 106 TER	DAVIE	FL	33328
ARANGO,BORIS	4992 SW 164 AVE	MIRAMAR	FL	33027
ARROYO,JUAN	3849 GULFSTREAM WAY	DAVIE	FL	33328
AYSTIQUE HOMEOWNERS ASSOC	4801 S UNIVERSITY DR S	DAVIE	FL	33328
BARR,SCOTT &	3738 GULFSTREAM WAY	DAVIE	FL	33328
BECKER,JEFFREY S	3820 SW 106 TER	DAVIE	FL	33328
BERMAN,STEVEN & HELEN	10486 CANTERBURY CT	DAVIE	FL	33328
BERNI,MARTHA LE	10361 SW 40 ST	DAVIE	FL	33328
BORROSSO,KEVIN	10770 SW 38 DR	DAVIE	FL	33328
BOWLEN-SERRANO,RACHEL C &	207 NE 3 AVE	DANIA BEAC	FL	33004
BOWLING,ROBERT & DAWN	3727 SARATOGA LANE	DAVIE	FL	33328
BROWN,JOSEPH M & LORI W	3747 SARATOGA LANE	DAVIE	FL	33328
BRYAN,EDWARD E III & MAUREEN H	10610 SW 37 PL	DAVIE	FL	33328
CAMMARATA,JOSEPH	304 KINGDOM AVE	STATEN ISL	NY	10312
CASTELLANOS,CEASAR &	3743 CHURCHILL DOWNS	DAVIE	FL	33328
CENTRAL BROWARD WATER CONTRC	8020 STIRLING ROAD	HOLLYWOO	FL	33024
CHRISTEN,IVORY JOE &	10641 SW 37 PL	DAVIE	FL	33328
CIVALE,JOHN A & ELISE C	10631 SW 37 PL	DAVIE	FL	33328
COLLINS,STEVEN C & DIGNA	10468 LAUREL ROAD	DAVIE	FL	33328
CORRIGAN,BRENDAN F & MARGARET	10718 GARDEN RIDGE CT	DAVIE	FL	33328
COVER,PHILLIP R & CYNTHIA A	3721 SW 106 TER	DAVIE	FL	33328
CROSBIE,JAMES &	3811 SW 106 TER	DAVIE	FL	33328
DEBLASIS,PAUL A & KATHLEEN	3829 GULFSTREAM WAY	DAVIE	FL	33328
DENNY,SCOTT & MIRIAM	3602 DOVECOTE MEADOW	DAVIE	FL	33328
DIBARI,BRENDA & ANGELO	PO BOX 696	NEW YORK	NY	10012
DREAM HOMES OF DAVIE LLC	2313 SW 57 TER	HOLLYWOO	FL	33023
DUCASSE,KATHLEEN T	10681 SW 40 MNR	DAVIE	FL	33328
ELSHEIKH,HAITHAM S	10428 LAUREL ROAD	DAVIE	FL	33328
FINE,TODD E & DANIELLE L	10495 CANTERBURY CT	DAVIE	FL	33328
GOMEZ,SONIA RESTREPO	3698 GULFSTREAM WAY	DAVIE	FL	33328
GONZALEZ,JOSE L & JEAN M	3709 GULFSTREAM WAY	DAVIE	FL	33328
GRANT,JULIOUS C JR & YASMEIRA D	3716 SARATOGA LANE	DAVIE	FL	33328
GUARIO,JOHN & ROSA	10331 SW 40TH ST	DAVIE	FL	33328
HAWS,NELSON S & NATALIA S	10338 LAUREL ROAD	DAVIE	FL	33328
HENRIQUEZ,FIDEL 1/2 INT	10368 LAUREL ROAD	DAVIE	FL	33328
HERRINGTON,JAMES H & CAREY M	3809 GULFSTREAM WAY	DAVIE	FL	33328
HETLAGE,C KENNON &	4000 SW 106 TER	DAVIE	FL	33328
HUBER,TIMOTHY &	3789 GULFSTREAM WAY	DAVIE	FL	33328
HULL,FRANK P	10465 CANTERBURY CT	DAVIE	FL	33328
IZQUIERDO,LOUIS & YANIRE	10401 N CAMELOT CIRCL	DAVIE	FL	33328
JAMES,BILL D & CECELIA J LE	3921 SW 106 TER	DAVIE	FL	33328
JARAMILLO,OSCAR & SUSAN M	3880 SW 106 TER	DAVIE	FL	33328
JOBES,ROBERT S & SUZANNE M	3910 SW 106 TER	DAVIE	FL	33328
JOSEPH,SEBASTIAN & VALSAMMA M	3718 GULFSTREAM WAY	DAVIE	FL	33328
KIELTON,GREGORY J & SHEILA M	3970 SW 106 TER	DAVIE	FL	33328
LAGOS,YOLANDA	10416 CANTERBURY CT	DAVIE	FL	33328
LEE,SONG YEA & KARLA HUANG	3781 SW 106 TER	DAVIE	FL	33328

LIEBER,CHARLES & BETH	10437 LAUREL ROAD	DAVIE	FL	33328
LONG LAKE RANCHES HOMEOWNERS	1145 SAWGRASS CORPO	SUNRISE	FL	33323
LUNSFORD,LARRY & LYNETTE	3689 GULFSTREAM WAY	DAVIE	FL	33328
MARTINEZ,EMILIO L & DEBORAH H	3841 SW 106 TER	DAVIE	FL	33328
MARTINEZ,JUAN C & THERESA M	10738 GARDEN RIDGE CT	DAVIE	FL	33328
MAYARD,ERNST &	3797 SARATOGA LANE	DAVIE	FL	33328
MCCLOSKEY,TIMOTHY & CYNTHIA	3609 GULFSTREAM WAY	DAVIE	FL	33328
MCLAUGHLIN,ROBERT C & BERYL	3790 SW 106 TER	DAVIE	FL	33328
MENASCHE,MAURICE & MICHELLE RE	3690 SW 106 TER	DAVIE	FL	33328
METROPOLITAN MTG CO OF MIAMI	PO BOX 402188	MIAMI BEAC	FL	33140
MILLER,BRYAN & SARA C	3787 SARATOGA LANE	DAVIE	FL	33328
MOLL,DIANA TARANCO	3749 GULFSTREAM WAY	DAVIE	FL	33328
MOLZ,JACOB J & PAMELA J	3661 SW 106 TER	DAVIE	FL	33328
MRHA,LISA M	3707 SARATOGA LANE	DAVIE	FL	33328
MYSTIQUE HOMEOWNERS ASSOC	4801 S UNIVESITY DR STE	DAVIE	FL	33328
NELSON,KIM & DEBORAH	3778 GULFSTREAM WAY	DAVIE	FL	33328
OLGUIN,EDWARD O & MARY ELIZABET	10775 SW 38 DR	DAVIE	FL	33328
OVADIA,JOSEPH & ORLY	3776 SARATOGA LANE	DAVIE	FL	33328
PATELLA,RONALD & JODI	3756 SARATOGA LANE	DAVIE	FL	33328
PEREZ,DANIEL & ALEJANDRA	10508 LAUREL ROAD	DAVIE	FL	33328
PICONE,JOSEPH	10620 SW 37 PL	DAVIE	FL	33328
PIERRE-LOUIS,JEAN BERNARD	4176 DERBY DR	DAVIE	FL	33328
POLICHEMI,ANTHONY J & DONNA M	10448 LAUREL ROAD	DAVIE	FL	33328
PORTER,RICHARD & JUDITH	3758 GULFSTREAM WAY	DAVIE	FL	33328
PUGLISI,ROBERTO & ILDIKO	3891 SW 106 TER	DAVIE	FL	33328
RECK,DAVID N JR & KRISTINE K	10311 SW 40TH ST	DAVIE	FL	33328
REID,JOSEPH W JR & DAVILOVA	10651 SW 40 MNR	DAVIE	FL	33328
RENAUD,RUDY M & MYRNA	10477 LAUREL ROAD	DAVIE	FL	33328
ROBERTS,WILLIAM L II	10398 LAUREL RD	DAVIE	FL	33328
RODRIGUEZ,CARLOS & INES	10488 LAUREL ROAD	DAVIE	FL	33328
SCIARROTTA,JOSEPH & ANITA J	3670 SW 106 TER	DAVIE	FL	33328
SCOTT,SAMUEL W & MARCIA M	3629 GULFSTREAM WAY	DAVIE	FL	33328
SIEGEL,DEAN & MARCIE C	10425 CANTERBURY CT	DAVIE	FL	33328
SILVERMAN,MARK S & JOAN	3769 GULFSTREAM WAY	DAVIE	FL	33328
SILVERSTEIN,GREGG A & TOBY L	3729 GULFSTREAM WAY	DAVIE	FL	33328
SMETS,MICHAEL A 1/2 INT EA	3736 SARATOGA LANE	DAVIE	FL	33328
SUMITOMO CORP OF AMERICA	600 THIRD AVE 42 FLR	NEW YORK NY	NY	10016
TAMI,LUIS F	10436 CANTERBURY CT	DAVIE	FL	33328
TOBIA,FRANK & SEBASTIANA	10457 LAUREL ROAD	DAVIE	FL	33328
VALDES,CARLOS L & ANGELA FLORES	3940 SW 106 TER	DAVIE	FL	33328
WANTMAN,GREG & JERI	3767 SARATOGA LANE	DAVIE	FL	33328
WEINTRAUB,DAVID A & ROBIN K	3796 SARATOGA LANE	DAVIE	FL	33328
WESTEYN,JOHN J & JOAN	10805 SW 38 DR	DAVIE	FL	33328
WOLF,WILLIAM & JULIE	10445 CANTERBURY CT	DAVIE	FL	33328
WOLF,WILLIAM H III	10456 CANTERBURY CT	DAVIE	FL	33328
ZACHARIAS,JOMY &	3669 GULFSTREAM WAY	DAVIE	FL	33328

Apt	ADDRESS_1	CITY_GI ST/ZIP
Current Occupant	3881 SW 106 TER	DAVIE FL 33328
Current Occupant	3951 SW 106 TER	DAVIE FL 33328
Current Occupant	10760 SW 38 DR	DAVIE FL 33328
Current Occupant	10397 LAUREL RD	DAVIE FL 33328
Current Occupant	10575 N CAMELOT CIR	DAVIE FL 33328
Current Occupant	10501 N CAMELOT CIR	DAVIE FL 33328
Current Occupant	3690 SW 106 TER	DAVIE FL 33328
Current Occupant	3691 SW 106 TER	DAVIE FL 33328
Current Occupant	3721 SW 106 TER	DAVIE FL 33328
Current Occupant	3750 SW 106 TER	DAVIE FL 33328
Current Occupant	3751 SW 106 TER	DAVIE FL 33328
Current Occupant	3781 SW 106 TER	DAVIE FL 33328
Current Occupant	3790 SW 106 TER	DAVIE FL 33328
Current Occupant	3811 SW 106 TER	DAVIE FL 33328
Current Occupant	3820 SW 106 TER	DAVIE FL 33328
Current Occupant	3841 SW 106 TER	DAVIE FL 33328
Current Occupant	3850 SW 106 TER	DAVIE FL 33328
Current Occupant	3880 SW 106 TER	DAVIE FL 33328
Current Occupant	3891 SW 106 TER	DAVIE FL 33328
Current Occupant	3910 SW 106 TER	DAVIE FL 33328
Current Occupant	3921 SW 106 TER	DAVIE FL 33328
Current Occupant	3940 SW 106 TER	DAVIE FL 33328
Current Occupant	3970 SW 106 TER	DAVIE FL 33328
Current Occupant	10610 SW 37 PL	DAVIE FL 33328
Current Occupant	10620 SW 37 PL	DAVIE FL 33328
Current Occupant	10631 SW 37 PL	DAVIE FL 33328
Current Occupant	10641 SW 37 PL	DAVIE FL 33328
Current Occupant	10651 SW 37 PL	DAVIE FL 33328
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Current Occupant	10651 SW 40 MNR	DAVIE FL 33328
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Current Occupant	10437 LAUREL RD	DAVIE FL 33328
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Current Occupant	10508 LAUREL RD	DAVIE FL 33328
Current Occupant	3829 GULFSTREAM WAY	DAVIE FL 33328
Current Occupant	3727 SARATOGA LN	DAVIE FL 33328
Current Occupant	3758 GULFSTREAM WAY	DAVIE FL 33328
Current Occupant	3787 SARATOGA LN	DAVIE FL 33328
Current Occupant	3809 GULFSTREAM WAY	DAVIE FL 33328
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Current Occupant	10477 LAUREL RD	DAVIE FL 33328
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Current Occupant	3769 GULFSTREAM WAY	DAVIE FL 33328
Current Occupant	3789 GULFSTREAM WAY	DAVIE FL 33328
Current Occupant	3707 SARATOGA LN	DAVIE FL 33328
Current Occupant	10428 LAUREL RD	DAVIE FL 33328
Current Occupant	10468 LAUREL RD	DAVIE FL 33328
Current Occupant	3747 SARATOGA LN	DAVIE FL 33328
Current Occupant	3678 GULFSTREAM WAY	DAVIE FL 33328

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Current Occupant	3797 SARATOGA LN	DAVIE	FL	33328
Current Occupant	10338 LAUREL RD	DAVIE	FL	33328
Current Occupant	3738 GULFSTREAM WAY	DAVIE	FL	33328
Current Occupant	3729 GULFSTREAM WAY	DAVIE	FL	33328
Current Occupant	10456 CANTERBURY CT	DAVIE	FL	33328
Current Occupant	10407 LAUREL RD	DAVIE	FL	33328
Current Occupant	10488 LAUREL RD	DAVIE	FL	33328
Current Occupant	10436 CANTERBURY CT	DAVIE	FL	33328
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Current Occupant	10448 LAUREL RD	DAVIE	FL	33328
Current Occupant	3709 GULFSTREAM WAY	DAVIE	FL	33328
Current Occupant	3649 GULFSTREAM WAY	DAVIE	FL	33328
Current Occupant	3698 GULFSTREAM WAY	DAVIE	FL	33328
Current Occupant	10486 CANTERBURY CT	DAVIE	FL	33328
Current Occupant	3689 GULFSTREAM WAY	DAVIE	FL	33328
Current Occupant	3749 GULFSTREAM WAY	DAVIE	FL	33328
Current Occupant	10398 LAUREL RD	DAVIE	FL	33328
Current Occupant	3669 GULFSTREAM WAY	DAVIE	FL	33328
Current Occupant	3629 GULFSTREAM WAY	DAVIE	FL	33328
Current Occupant	10398 LAUREL WAY	DAVIE	FL	33328

RECEIVED
 APR 11 2010
 Town of Boca
 Planning & Zoning



LEGAL

LOT 40, 'LONG LAKE RANCHES PLAT ONE', ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 171, PAGE 151, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

SITE PLAN

SCALE: 1" = 20'-0"

NOTE:

- ① 4"H. X 1/4" MAX. SLOPE

ZONING LEGEND

ZONING:

02-09-10


Full Service Property Management & Maintenance

1145 Sawgrass Corporate Parkway • Sunrise, Florida 33323
(954) 846-7545 • Fax (954) 846-8559 • Toll Free: 1-800-605-9160
www.miamimanagement.com

August 28, 2009

Timothy Huber
3789 Gulfstream Way
Davie, FL 33328

RE: Long Lake Ranches/ACCOUNT # 3818-000040
3789 Gulfstream Way

Dear Timothy Huber,

This Letter will confirm that your request form on the above mentioned property, was **Conditionally Approved** by the Architectural Review Committee for the following:

Conditionally Approved: Request to install 2 rooms addition onto home and fence on back yard, as submitted.

Comments: Town of Davie variance required due to new town setbacks. Fence relocation to follow all easements on site. preliminary landscaping plans needed before completion. All City Permits Apply. Must notify Miami Management upon completion.

If applicable, it is the owner's responsibility to obtain any required permits from the City of Miramar and/or Broward County.

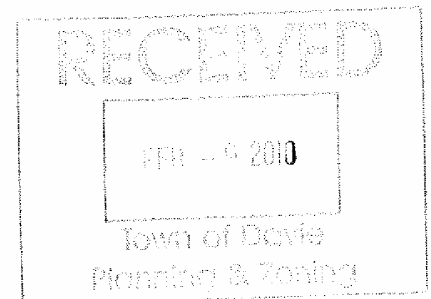
It is the ultimate responsibility of the property owner to insure that their Architectural request form conforms to all the relevant Declaration of Covenants and Restrictions, Bylaws and Rules and Regulations of the Association pertaining to any and all alterations and/or changes to the exterior of home.

If you have any questions, please feel free to contact me at 954-846-7545 ext. 332.

Sincerely,

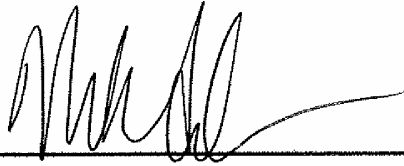


Gwendolyn De Leon, CAM
Property Manager

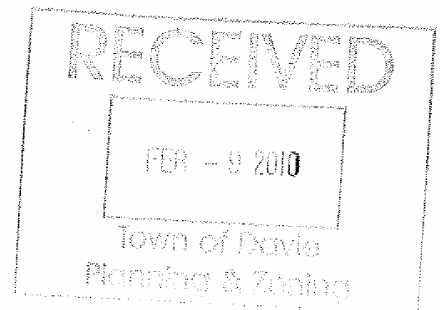


Town of Davie, To Whom it May Concern:

Please accept this letter as acknowledgment and lack of objection to the application for variance for the property at 3789 Gulfstream Way in Long Lake Ranches. We understand the town requirement of building setback of 35 feet from the property line will be varied to 25 feet for the addition being proposed to the building. As the building was built when the set back was 25 feet, and as the existing building is already at the 25 foot line, we see no objection to the addition being proposed.




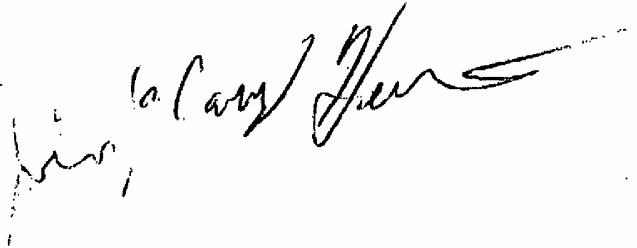
Mark & Joan Silverman
3769 Gulfstream Way
Davie, FL 33328

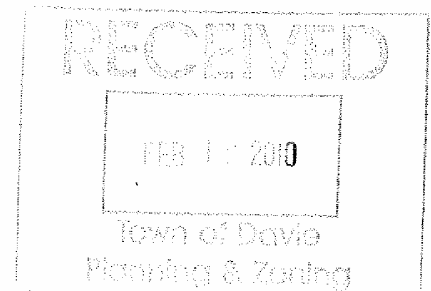


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James and Carey Herrington
3809 Gulfstream Way
Davie, FL 33328

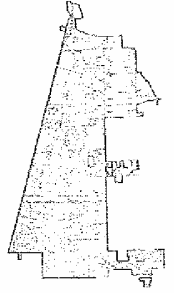
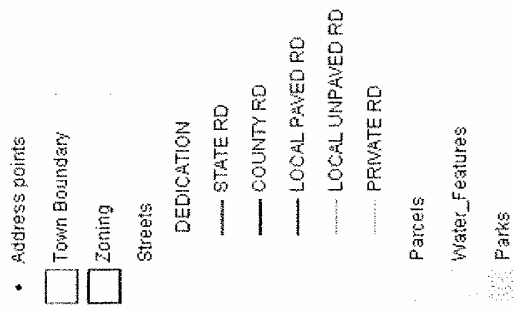




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An aerial photograph of a residential development. The image shows a grid of streets and lots. In the upper left, a street is labeled 'CULFSTREAM WAY'. To its right, a street is labeled 'LAUREL RD'. Further right, a street is labeled 'N. CALLETON'. In the lower left, a street is labeled 'SW 38TH ST'. In the lower right, a street is labeled 'SW 37TH ST'. Several lots are numbered, including 'A9' and 'A1'. The image is oriented horizontally, with the top of the page corresponding to the left side of the aerial view.



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